

**ORDINANCE NO. 20-04**

**AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, APPROVING AND ADOPTING AN AMENDMENT TO THE CITY'S ZONING MAP TO ZONE CERTAIN PROPERTY DESCRIBED IN ZONING CASE #PAD 20-03 FOR APPROXIMATELY 3.82 ACRES OF LAND GENERALLY LOCATED AT THE SOUTHWEST CORNER OF N. GREYTHORN DR. AND W. MARTIN LUTHER KING JR. BLD, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS. THE PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 34 OF TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.**

**WHEREAS**, on November 4, 2014, the City adopted as a public record a new zoning code pursuant to Chapter 16 of the Maricopa City Code; and,

**WHEREAS**, City staff initiated a Public Participation Plan to inform residents of the proposed rezoning of approximately 3.82 acres from MU-G (General Mixed Use) to PAD (Planned Area Development) as defined in the City's new Zoning Code, which included a neighborhood meeting, notification letters to nearby property owners, public notice signs, and legal notices as required by law; and,

**WHEREAS**, the City's Planning and Zoning Commission held a public hearing on April 13, 2020, in zoning case #PAD 20-03, in the manner prescribed by law for the purpose of amending the City Zoning Map to rezone the subject property.

**NOW THEREFORE, BE IT ORDAINED** by the City Council of the City of Maricopa, Arizona as follows:

**Section 1.** That certain document known as "MARICOPA ZONING MAP AMENDMENT 20-04", a copy of which is attached as Exhibit 1 hereto, changing the property described in Exhibit 2 on approximately 3.82 acres from MU-G (General Mixed Use) to PAD (Planned Area Development) as defined in the City's new Zoning Code is hereby adopted and declared to be a public record, and a copy shall remain on file in the office of the City Clerk of the City of Maricopa for examination by the public.

**Section 2.** Further, those conditions of approval imposed by the Maricopa City Council as part of Case PAD 20-03 are hereby expressly incorporated into and adopted as part of this Ordinance by this reference.

**Section 3.** To the extent of any conflict between other City Ordinances and this Ordinance, this Ordinance shall be deemed to be controlling; provided, however, that this Ordinance is not intended to amend or repeal any existing City Ordinance, Resolution or regulation except as expressly set forth herein.

**Section 4.** This Ordinance shall become effective thirty (30) days from the date of adoption by the City Council for the City of Maricopa.

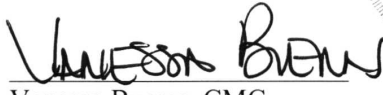
**PASSED AND ADOPTED** by the Mayor and City Council of the City of Maricopa, Arizona this 21<sup>st</sup> day of April, 2020.

APPROVED:

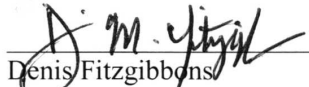
  
Christian Price  
Mayor

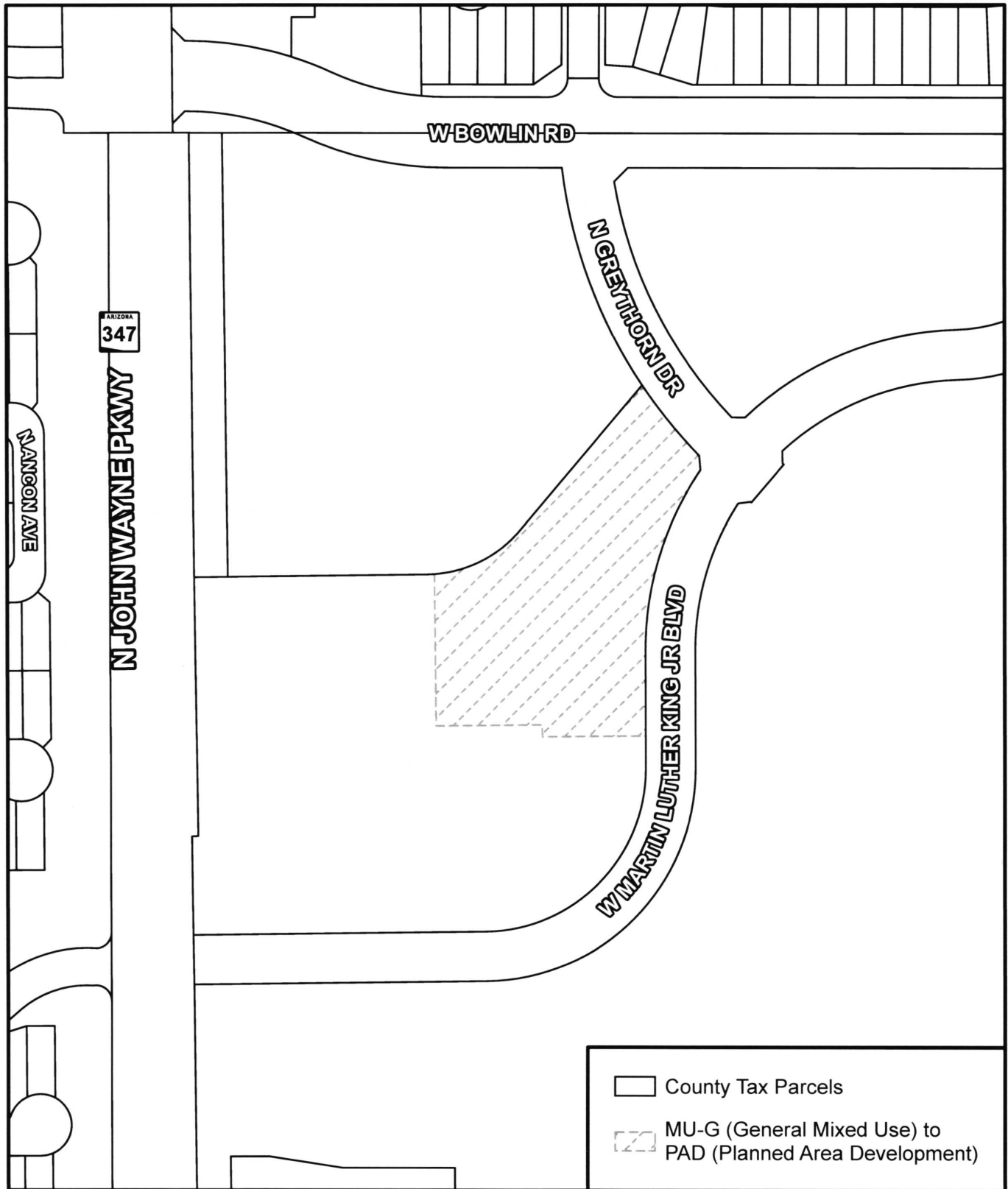


ATTEST:

  
Vanessa Bueras, CMC  
City Clerk

APPROVED AS TO FORM:

  
Denis Fitzgibbons  
City Attorney



Information shown on this map is for general reference and should be verified using recorded documents. It should not be used to replace a site survey.

4/20/2020

8.5" x 11"

H:\Projects\Economic and Community Development\2020\Rezone Maps\rezone\_maps.aprx

0 100 200 Feet  
1 inch = 200 Feet

## **EXHIBIT 2**

### ***Legal Description***

LOT 1

THAT PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID SECTION 34, FROM WHICH THE WEST QUARTER OF SAID SECTION 34 BEARS SOUTH 00°06'47" EAST, A DISTANCE OF 2631.62;  
THENCE SOUTH 89°54'45" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 34, A DISTANCE OF 128.86 FEET;  
THENCE SOUTH 00°06'47" EAST, ALONG THE EAST RIGHT OF WAY LINE OF THE JOHN WAYNE PARKWAY (STATE ROUTE 347), A DISTANCE OF 708.46 FEET;  
THENCE NORTH 89°24'54" EAST, A DISTANCE OF 372.75 FEET TO A POINT OF CURVATURE;  
THENCE NORTHEASTERLY THROUGH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 3°44'25", A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 13.06;  
A RADIAL BEARING OF NORTH 04°19'31" WEST TO THE POINT OF BEGINNING;  
THENCE CONTINUING NORTHEASTERLY THROUGH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 45°30'20", A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 158.84 FEET TO A POINT OF TANGENCY;  
THENCE NORTH 40°10'09" EAST, A DISTANCE OF 302.29 FEET TO A POINT ON A NON TANGENT CURVE;  
THENCE SOUTHEASTERLY THROUGH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°32'33", A RADIUS OF 790.00 FEET, AN ARC LENGTH OF 145.36 FEET, A RADIAL BEARING OF NORTH 56°06'54" WEST;  
THENCE SOUTH 04°56'53" EAST, A DISTANCE OF 23.09 FEET TO A POINT ON A NON TANGENT CURVE;  
THENCE SOUTHWESTERLY THROUGH A CURVE TO THE LEFT HAVING A RADIAL BEARING OF SOUTH 55°45'55" WEST, A CENTRAL ANGLE OF 34°14'05", A RADIUS OF 512.00 FEET, AN ARC LENGTH OF 305.93 FEET TO A POINT OF TANGENCY;  
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 138.35 FEET;  
THENCE SOUTH 89°19'29" WEST, A DISTANCE OF 164.64 FEET;  
THENCE NORTH 00°40'31" WEST, A DISTANCE OF 20.00 FEET;  
THENCE SOUTH 89°19'29" WEST, A DISTANCE OF 169.93 FEET;  
THENCE NORTH 00°40'31" WEST, A DISTANCE OF 244.51 FEET TO THE TRUE POINT OF BEGINNING.